

**CANTON BOARD OF ADJUSTMENT
12:30 P.M., THURSDAY, APRIL 25, 2019
CANTON CITY HALL
201 N. BUFFALO, CANTON, TEXAS**

MINUTES

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Candice Benson, Buddy Jacobs, Terrica Stowell, and Blake Fowler. Also present was City Secretary Debra Johnson

1. CALL MEETING TO ORDER AND DECLARE QUORUM PRESENT – Candace Benson called the meeting to order and declared a quorum present at 12:30 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF MARCH 28, 2019, MEETING – The minutes of the March 28, 2019, meeting were unanimously approved upon motion by Blake Fowler and second by Terrica Stowell.
3. DISCUSS AND CONSIDER REQUEST FROM JOHN & LINDSEY BERENDZEN FOR A VARIANCE TO 1985 ZONING ORDINANCE REGULATING THE SETBACK REQUIREMENTS FOR CONSTRUCTION OF A RESIDENTIAL ADDITION WITHIN THE CITY LIMITS AT 1503 W. COLLEGE, CANTON, TEXAS – Ms. Johnson reported fifteen letters were sent to neighboring property owners and there was one response in favor. Chris Holt explained there was a misunderstanding at the previous meeting. He had intended to request a variance to eight feet from the property, not fourteen feet. He was now requesting, on behalf of the owner, a variance to eight feet from the rear property line in order to construct the addition to the house. The reason they needed the extra space was the sewer line which ran behind the house. Terrica Stowell made a motion to approve the variance from fourteen feet to eight feet from the rear property line. Blake Fowler seconded. All voted in favor.
4. DISCUSS AND CONSIDER REQUEST FROM MEDIA EYES LLC WITH THE CONSENT OF CURRENT OWNER HOWARD PRINCE FOR A VARIANCE TO ORDINANCE 2016-22 REGULATING THE CONSTRUCTION AND USE OF SIGNS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY LIMITS AT 19520 I-20, CANTON, TEXAS TO ALLOW A REDUCTION IN THE 4500' BILLBOARD SPACING REQUIREMENTS – James Ramsey said he had been issued a permit from the City to construct the billboard outside the city limits in the ETJ. He ordered the sign structure to be fabricated and it was shipped to the site. On April 1, the City Inspector came to inspect the site. He halted inspection due to the inadequate space between the signs. Mr. Ramsey said he had already drilled the hole and assembled the sign at that point. The Inspector told him to file for a variance. The situation had created a serious burden to himself and the contractor. He met all the requirements except the setbacks between the signs. There was limited space on the property to place the signs because of the TxDOT requirements. He had to be no farther than 800 feet from two qualifying businesses in order to get the TxDOT permit. This point was close to that and he could not move it substantially to the east or west and meet their requirements. There are also a series of gas lines which ran through the area limiting the sign placement. Mr. Ramsey said he was requesting a variance from 4500 feet to 4484 on the east and on the west a variance from 4500 feet to 2627 feet. He had received a permit and met all the other requirements. He had supplied the property and engineering prints and electrician credentials to the City.

Terrica Stowell made a motion to approve the variance as stated in his application. Blake Fowler seconded.

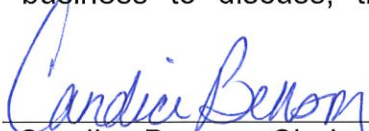
Mr. Ramsey said the hardship was the limitation for what he could do with the space because of the property boundaries and the as lines. He was also dealing with the distance between the two businesses. He relied on the permit issued by the City. This was the only site in the area still available.

All voted in favor.

5. APPEAL HEARING ON DECISION TO WITHDRAW SIGN PERMIT FOR THE CONSTRUCTION OF A SIGN ON PROPERTY LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CANTON AT 19520 I-20, CANTON, TEXAS BASED ON BILLBOARD SPACING REQUIREMENTS IN ORDINANCE 2016-22 – Blake Fowler made a motion to overturn the withdrawal of the permit by the Building Official and to reissue the permit. Terrica Stowell seconded. All voted in favor.
6. ADJOURN – There being no further business to discuss, the meeting was adjourned at 1:10 p.m.

ATTEST:


Debra Johnson
City Secretary


Candice Benson, Chairperson